

**MINUTES OF MEETING
MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Miami World Center Community Development District held a Regular Meeting on June 17, 2025 at 11:00 a.m., at 850 NE 2nd Ave, Unit 135, Miami, Florida 33132.

Present:

John Chiste (via telephone)	Chair
Cora DiFiore	Vice Chair
Jared Bouskila	Assistant Secretary
Esteban Anzola	Assistant Secretary
Joe DiCristina (via telephone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Ginger Wald	District Counsel
Aaron Buchler (via telephone)	District Engineer
Paola Lamprea	Square Edge, Inc. (SEI)
Paul Careallo	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:01 a.m. Supervisors DiFiore, Bouskila and Anzola were present. Supervisors Chiste and DiCristina attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Invoices/Estimates for
Grand Opening Services**

Ms. Wald discussed the need for extra staffing/security, services and other items for the Grand Opening, in anticipation of the crowds expected.

Mr. Anzola asked if this was a CDD-planned event. The response was no.

Discussion ensued regarding how to address use of CDD property, future events, establishing a process and guidelines for using CDD property, the services and items that the invoices covered, etc.

Mr. Rom stated that these invoices represent expenses specific to CDD property; not for private areas.

Mr. Anzola noted that the costs are essentially the result of a private event that occurred on CDD property. A Board Member stated that the invoices do not pertain to the event itself; rather, they are for services and items to protect the CDD's property during the event. Mr. Anzola asked if there was an agreement between the CDD and the event planner about the costs the CDD would incur. It was noted that there was no formal agreement. Mr. Anzola voiced his opinion that the CDD should not incur the costs related to the Grand Opening because the costs are solely because of the private, non-CDD event. A Board Member reiterated his position that the costs are to protect CDD property.

A. Allied Universal Security Services

- I. Number 17110833 [Radios, Metal Detectors/Wands \$1,280]**
- II. Number 17118833 [Site Supervisor \$470.35]**
- III. Number 17118834 [Security Professional \$1,339.16]**
- IV. Number 17118835 [Security Professionals \$7,736.32]**

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with Mr. Chiste, Mr. Bouskila, Ms. DiFiore and Mr. DiCristina in favor and Mr. Anzola dissenting, Allied Universal Security Services Invoices Numbers 17110833, 17118833, 17118834 and 17118835, were approved. [Motion passed 4-1]

B. All American Barricades LLC #00048063SE [\$61,587.60]

On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with Mr. Chiste, Mr. Bouskila, Ms. DiFiore and Mr. DiCristina in favor and Mr. Anzola dissenting, All American Barricades LLC Invoice #00048063SE, was approved/ratified. [Motion passed 4-1]

C. United Services, Inc.

- I. Number 34752 [Consumables \$2,984.48]**

II. Number 34766 [Additional Billing \$3,643.92]

III. Number 34795 [Additional Billing \$9,205.68]

On MOTION by Mr. Bouskila and seconded by Ms. DiFiore, with Mr. Chiste, Mr. Bouskila, Ms. DiFiore and Mr. DiCristina in favor and Mr. Anzola dissenting, United Services, Inc. Invoices Numbers 34752, 34766 and 34795, were approved/ratified. [Motion passed 4-1]

D. The City of Miami Police

I. #E-050625-8141 [Police \$69,694.09]

II. #E-051825-8250 [SWAT \$9,285.18]

Ms. Wald stated that the CDD did not have an agreement with the City of Miami Police in advance as to the set amount, and, as part of the City of Miami's permit process there is or was a requirement for detail officers to be there so their presence was based solely on the event that was being held as part of the permit process with the City, which was private, not a CDD event. Therefore, a justification for expending public CDD funds on this expense would have had to be provided before approving and ratifying the expense and no justification was determined or found. She noted that these invoices differ from the others because the CDD already has agreements with the vendors and the expenses specifically relate to CDD property. With these two invoices, the Board must have made the justification before.

The City of Miami Police Invoices for Police and SWAT services were denied and not approved.

FOURTH ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2024, Prepared by Grau & Associates**

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report
for the Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2025**

Mr. Rom presented the Unaudited Financial Statements as of April 30, 2025.

On MOTION by Ms. DiFiore and seconded by Mr. Bouskila, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

SIXTH ORDER OF BUSINESS**Approval of April 15, 2025 Regular Meeting Minutes**

On MOTION by Ms. DiFiore and seconded by Mr. Bouskila, with all in favor, the April 15, 2025 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

Ms. Wald reminded the Board Members to file Form 1 by July 1, 2025 and to complete the required four hours of ethics training by December 31, 2025.

B. District Engineer: Kimley-Horn and Associates, Inc.

▪ **Consideration of Kimley-Horn and Associates, Inc. Amendment #12 Proposal for Stormwater Services and Reporting**

This item was an addition to the agenda.

Mr. Buchler presented Kimley-Horn and Associates, Inc. (KH) Amendment #12 Proposal for Stormwater Services and Reporting.

Ms. Wald stated, if the CDD does not already have one, it must, the CDD must obtain proposals to enter into an agreement with the vendor(s) who will provide the services, which must include all the new requirements that went into effect in Miami-Dade County as to the permit process. She discussed the new requirements and process. Mr. Buchler explained the

process and steps that KH will take related to this work; KH will obtain proposals and make recommendations to the Board.

On MOTION by Ms. DiFiore and seconded by Mr. Anzola, with all in favor, Kimley-Horn and Associates, Inc. Amendment #12 Proposal for Stormwater Services and Reporting, with the caveat that, if the project demands exceed the estimated budget, Board approval will be obtained for additional budget, if needed, was approved.

Mr. Buchler stated that Kimley-Horn and Associates, Inc. Amendment #11 will be sent to Mr. DiCristina.

C. Operations Manager: FA Retail, LLC

There was no report.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **UPCOMING MEETINGS**
 - **July 15, 2025 at 11:00 AM**
 - **August 19, 2025 at 11:00 AM**
 - **September 12, 2025 at 11:00 AM [Adoption of FY2026 Budget]**
- **QUORUM CHECK**

Mr. Rom stated the next meeting will likely be held on September 12, 2025, unless something arises before then.

EIGHTH ORDER OF BUSINESS

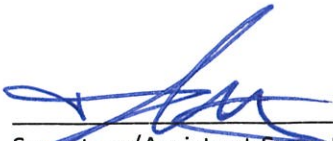
Public Comments

In response to the question of whether the Chair or the Vice Chair executed an Interlocal Agreement with the City of Miami Police Department, as was authorized at the last meeting, the answer was not yet. Ms. Wald stated that she would need to review the agreement first.

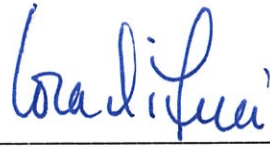
NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bouskila and seconded by Mr. Anzola, with all in favor, the meeting adjourned at 11:43 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair